

Assessing, Abatement and Equalization Information Town of Fremont NH – 2009

Fremont had its last revaluation in 2005, and Fremont assessments are slightly higher than current market value. The slowed building economy and sluggish sales market were recognized somewhat in the 2008 analysis, and are expected to be more of an impact in the 2009 study.

For the tax year 2008 the equalized ratio of market value as compared to assessed value was 104.6%. In 2007 it was 96.8%. For the 2006 tax year, the ratio was 95.7%; and for 2005 the ratio was 97.5% due to the long time period between revaluations and the constantly fluctuating real estate market. As such, most property values nearly doubled when brought to 100% with the 2005 revaluation. Not every property works out exactly, but we have found the revaluation data to be quite accurate, and it was certified by the State of NH Department of Revenue Administration, who is responsible for overseeing valuations in all NH towns.

We will not officially have the 2009 ratio study information back until the spring of 2010. We expect that it will rise again, due to the decline of the real estate market. The equalization study is completed by the NH Department of Revenue Administration several months after they set the local tax rate.

In 2009 there was a modest addition to the overall value of the tax base due to construction of a few new homes; work on additions, garages, sheds, porches and other home improvements. The assessed valuation of all properties in Fremont increased by \$2,094,253 from tax year 2008. This is less than half of the growth we saw in the prior year.

There are two components to your tax bill, the assessed value of your property (land and buildings) and the tax rate. The assessed value is multiplied by the rate to arrive at a tax dollar figure, billed on your annual tax bill. The tax rate is a function of the amount of money needed by the Local School District, State School portion, the Town and Fremont's share of the Rockingham County appropriation; divided by the total assessed value of all taxable properties in Fremont.

The history of taxes paid on property is irrelevant to a discussion of its value. The case which must be proven to be granted an abatement is that your property is disproportionately assessed as compared to others like it. New Hampshire law requires that property owners apply for an abatement by March 1 following issuance of the final tax bill. In order to present a case for an abatement request, one must fill out an abatement form and provide supporting documentation. Forms are available at the Selectmen's Office and at the State's website at www.nh.gov/btla (Forms Section / Municipal Abatement Form). You can also access it from the Town's website at www.Fremont.nh.gov on the Board of Selectmen Page. You can also call or email the Selectmen's Office and we will send one out to you. Abatement forms for the 2009 tax year are DUE no later than 12 noon on Monday MARCH 1, 2010 in the Selectmen's Office.

The Board of Selectmen utilize the services of an independent appraiser to make determinations on assessment issues. Once an application is filed for an abatement the appraiser will carefully review your submission and revisit your property to investigate your concerns and documentation thereof. This may not be done immediately upon receipt of an abatement application. It could be into the spring before all abatement decisions have been fully completed.

In order to prove disproportionality one needs to compare other properties similar to your own with the pertinent Town of Fremont assessing information. The new assessing software has made access to these records more readily available. You can go online at www.visionappraisal.com and get basic information on all properties, and you can access the printed cards in the Selectmen's Office at the Town Hall.

A fee appraisal (which you may have for a recent mortgage, refinance, or sale) is useful information for our Assessor, but does not strictly indicate value. Mass appraisal is a more common term for revaluations done for municipalities, and is quite different from an individual fee appraisal that you might have done on your home.

For each property that you feel is comparable to your own, you would need to investigate the location and qualities of each home and piece of land. In short, if you feel you are being unfairly and disproportionately assessed as compared to similar properties, you should apply for an abatement as soon as you receive your tax bill, and no later than March 1, 2010. You should also apply if you find listing errors on your assessing card. We will provide your own card to you at no cost, and others are provided at \$1.00 per card.

Filing an abatement form does not change the fact that taxes are due December 1st. If you are granted an abatement and have already paid your taxes, you will be issued a refund with interest from the date taxes were paid.

If you have questions about your assessment, please feel free to stop by the Selectmen's Office and review the records. All property assessing records are public information. The Selectmen's Office is open Monday and Friday 8:30 am to 12 noon; Tuesday and Wednesday 8:30 am to 4:00 pm; and Thursday 11:00 am to 5:00 pm.

Also, check the Town's website at www.Fremont.nh.gov.

Fremont Selectmen's Office
PO Box 120
Fremont NH 03044-0120

Telephone (603) 895 2226
Facsimile (603) 895 3149

Email a request to have your property card mailed out to Jeanne at FremontTownHall@comcast.net